

142.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,107,200 / 1,107,200
 USE VALUE: 1,107,200 / 1,107,200
 ASSESSED: 1,107,200 / 1,107,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BALYOZIAN ALBERT E & MARGARET	
Owner 2: TRS/ JLD REVOCABLE TRUST	
Owner 3:	

Street 1: 154 HIGHLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BALYOZIAN ALBERT E & MARGARET -	
Owner 2: -	

Street 1: 154 HIGHLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2762 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	80.	0.77	9									552,002						552,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							92250
							GIS Ref
							GIS Ref
							Insp Date
							11/29/17

PREVIOUS ASSESSMENT								Parcel ID	142.0-0009-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	549,700	5600	10,000.	576,000	1,131,300	1,131,300	Year End Roll	12/18/2019
2019	101	FV	406,200	5600	10,000.	540,000	951,800	951,800	Year End Roll	1/3/2019
2018	101	FV	376,400	5600	10,000.	446,400	828,400	828,400	Year End Roll	12/20/2017
2017	101	FV	376,400	5600	10,000.	410,400	792,400	792,400	Year End Roll	1/3/2017
2016	101	FV	376,400	5600	10,000.	374,400	756,400	756,400	Year End	1/4/2016
2015	101	FV	366,900	5600	10,000.	367,200	739,700	739,700	Year End Roll	12/11/2014
2014	101	FV	366,900	5600	10,000.	341,300	713,800	713,800	Year End Roll	12/16/2013
2013	101	FV	366,900	5600	10,000.	324,700	697,200	697,200		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
BALYOZIAN ALBER	75050-101	1	7/6/2020	Convenience		99	No	No							
BALYOZIAN ALBER	73408-569	1	10/4/2019	Portion-Asst		460,000	No	No	1000 Sq Ft of 154 Highland Ave was sold to Se						
BALYOZIAN MAR	54275-546		2/9/2010	Convenience		99	No	No							
BALYOZIAN ALBE	51363-429		6/26/2008	Family		99	No	No							
BALYOZIAN MARGA	51289-479		6/10/2008	Family		99	No	No							
BALYOZIAN ALBER	38141-75		2/28/2003	Family		99	No	No							
KHACHADOORIAN M	24000-271		12/6/1993			285,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/24/2016	316	Siding	41,000					Hardi board siding	4/13/2020	REVIEWED	DGM	D Mann					
11/17/2009	1168	Re-Roof	4,700						11/29/2017	Info At Door	HS	Hanne S					
									1/22/2009	Measured	372	PATRIOT					
									11/23/1999	Mailer Sent							
									11/16/1999	Measured	256	PATRIOT					
									1/1/1982		CS						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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